



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting September 11, 2019

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd,
Wesley Chapel, FL 33543.

District Board of Supervisors	Liane Sholl Denise Rae William Horner Susan Fischer Megan McNeil	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Gregory B. Cox	Rizzetta & Company, Inc.
District Attorney	Mark Straley/ Vivek Babbar	Straley & Robin
District Engineer	Tonja Stewart	Stantec Consulting Services Inc

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

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**Board of Supervisors
Meadow Pointe IV Community
Development District**

September 4, 2019

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, September 11, 2019 at 12:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 14, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for July 2019 Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Christmas Lights Proposal Tab 3
 - B. Consideration of Insurance Proposal Tab 4
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Update on Sidewalk Repairs Project
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report Tab 5
 - D. Aquatic Systems
 1. Presentation of the Waterway Inspection Report Tab 6
 2. Presentation of Semi-Annual Monitoring Reports Tab 7
 - E. Amenity Management
 1. Review of Amenities Report Tab 8
 - F. District Manager
- 7. AUDIENCE COMMENTS ON OTHER ITEMS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,

Gregory B. Cox

Gregory B. Cox
District Manager

Tab 1

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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors' of the Meadow Pointe IV Community Development District was held on **Wednesday, August 14, 2019 at 5:02 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Liane Sholl	Board Supervisor, Chairman
Denise Rae	Board Supervisor, Vice Chairman
Susan Fischer	Board Supervisor, Assistant Secretary
Bill Horner	Board Supervisor, Assistant Secretary
Megan McNeil	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Tonja Stewart	District Engineer, Stantec
Tyree Brown	Field Services Manager, Rizzetta & Co., Inc.
Raul Anaya	Clubhouse Manager
Kelly Klukowski	Clubhouse Attendant

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and performed roll call confirming a quorum for the meeting. All attendees participated in the Pledge of Allegiance to the U.S. Flag.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Scott Paige addressed the Board regarding the status of the gates, tree replacement policy and the budget.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on July 10, 2019**

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 10, 2019, as amended, for the Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for June
2019**

On a Motion by Ms. Fischer, seconded by Ms. Rae, with all in favor, the Board of Supervisors approved to ratify the payment of invoices in the Operations and Maintenance Expenditures report for June 2019 (\$86,619.81) for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar provided an update to the Board.

B. District Engineer

Ms. Stewart addressed the Board regarding the report received from Precision Sidewalk Safety that identified their information of what sidewalks required repairs. The Board discussed the issue of those sidewalks that have not been turned over to the Board and whether or not the Board would accept them if the sidewalks need repair. The Board tabled further consideration of the proposals in the report.

The Board requested that Ms. Stewart provide the Precision report to Lennar for those communities who have yet to be turned over to the CDD.

The Board requested that Ms. Stewart have Precision to have the report broken down by community and the related cost estimate.

Ms. Stewart provided an explanation the status of parcels that are still owned by Mr. Arnold and others that are listed as for sale.

Ms. Stewart explained the property turn-over process from the developer to the County.

C. Field Inspection Report

Ms. Rae requested an update of the question of who is responsible for the management of the growth in the riparian barrier around the ponds. Mr. Brown indicated that in his opinion, the barrier growth was "inside the pond bank".

95 The Board reviewed the Inspection Report prepared by Tyree Brown, Field
96 Services Manager.

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98 The Board discussed the status of the entrance area at Highway 54 and it was
99 explained that this area was being redesigned and will be moved back.

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101 The Board tabled the proposal for street tree removal due to the necessity to
102 resolve the questions regarding sidewalk repairs first.

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104 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2019-08;**
105 **Tree Removal Policy**

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107 The Board adopted Resolution 2019-08, Tree Removal Policy, as amended.
108 An amendment was made to change the term “District Manager” to “District
109 Management”.

110 On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of
Supervisors adopted Resolution 2019-08; Tree Removal Policy, as amended, for the
Meadow Pointe IV Community Development District.

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112 **SEVENTH ORDER OF BUSINESS** **Staff Reports (Continued)**

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114 A. Aquatics Report

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116 The Board reviewed the Aquatic Systems waterway report.

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118 B. Amenity Management

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120 The Board received an update from Raul Anaya for Amenity
121 Management. He explained how they were moving away from accepting
122 cash at the clubhouse but would still be accepting checks and cards at this
123 time.

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125 **EIGHTH ORDER OF BUSINESS** **Consideration of Easement Requests**

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127 Mr. Babbar presented the Duke Energy Temporary Access and Construction
128 Easements for the Board’s consideration.

129 On a Motion by Ms. Rae, seconded by Mr. Horner, with all in favor, the Board of
Supervisors approved the Duke Energy Temporary Access and Construction
Easement, for the Meadow Pointe IV Community Development District.

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131 On a Motion by Ms. Rae, seconded by Ms. Fischer, with all in favor, the Board of
132 Supervisors approved the Duke Energy Easement, for the Meadow Pointe IV
133 Community Development District.

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NINTH ORDER OF BUSINESS **Consideration of Rizzetta Technology Agreement**

On a Motion by Ms. Rae, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Rizzetta Technology Agreement, for the Meadow Pointe IV Community Development District.

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TENTH ORDER OF BUSINESS **Consideration of Assumption of Meadow Pointe North Waste Management Agreement**

On a Motion by Ms. Rae, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved to assume the payment of the Meadow Pointe North waste management services effective October 1, 2019, for the Meadow Pointe IV Community Development District.

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ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2019-05; Adopting Fiscal Year 2019-2010 Meeting Schedule**

On a Motion by Ms. Rae, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adopted Resolution 2019-05; Adopting Fiscal Year 2019-2010 Meeting Schedule, as amended, for the Meadow Pointe IV Community Development District.

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TWELFTH ORDER OF BUSINESS **Public Hearing on Fiscal Year 2019-2020 Final Budget**

Mr. Cox explained the budgeting process in place to finalize the approval of the final budget for the next fiscal year and requested a motion from the Board to open the duly noticed public hearing for the Proposed Budget for Fiscal Year 2019-2020.

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved to open the Public Hearing, for the Meadow Pointe IV Community Development District.

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No audience comments.

Mr. Cox asked for a motion to close the public hearing.

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved to close the Public Hearing, for the Meadow Pointe IV Community Development District.

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THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2019-06;
Adopting Fiscal Year 2019-2020 Final
Budget**

The Board reviewed and made several minor changes to the previously approved proposed budget but did not alter the previously approved level of assessments.

On a Motion by Ms. McNeil, seconded by Ms. Rae, with all in favor, the Board of Supervisors approved to adopt Resolution 2019-06; Adopting Fiscal Year 2019-2020 Final Budget, for the Meadow Pointe IV Community Development District.

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FOURTEENTH ORDER OF BUSINESS **Consideration of Resolution 2019-07;
Imposing Special Assessments**

On a Motion by Ms. Rae, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved to adopt Resolution 2019-07; Imposing Special Assessments, for the Meadow Pointe IV Community Development District.

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Ms. Rae left the meeting.

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FIFTEENTH ORDER OF BUSINESS **Staff Reports (Continued)**

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A. District Manager

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Mr. Cox reminded the Board that the next regular meeting is scheduled for Wednesday, September 11, 2019 at 12:00 p.m.

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The Board received a gate status update from Mr. Cox. He provided a gate by gate status and what was currently wrong with each gate.

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved to proceed with the conversion of the 7 gates that have not already been converted to windshield reader systems and to proceed with having the repairs listed as needed in order to get all 8 gates fully operational, for the Meadow Pointe IV Community Development District.

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SIXTEENTH ORDER OF BUSINESS **Audience Comments**

The Board received audience comments regarding how recycling services were going to change.

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SEVENTEENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Fischer requested information regarding the status of the repair to the wall and tree that were hit by lightning.

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EIGHTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adjourned the meeting at 7:26 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT